

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: D. Casale/New Harbor Lofts

Case #: 24-R-04

Date: February 24, 2004

Comments:

No comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: D. Casale/New Harbor Lofts

Case #: 24-R-04

Date: February 24, 2004

Comments:

Please Contact Tim Welch for Engineering Comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: D. Casale/New Harbor Lofts

Case #: 24-R-04

Date: February 24, 2004

Comments:

1. Flow test required.
2. Show hydrant location
3. Fire sprinklers required as per 903.8.2 FBC.
4. Show fire main, hydrant, DDC and FDC on Civil plan.

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Division: Info. Systems

Member: Gary Gray
954-828-5790
954-828-5762

Project Name: D. Casale/New Harbor Lofts

Case #: 24-R-04

Date: February 24, 2004

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: D. Casale/New Harbor Lofts

Case #: 24-R-04

Date: February 24, 2004

Comments:

1. Provide standard calculation list (available upon request) to verify that site and vehicular use area landscape Code requirements are met.
2. Show on plan and provide a list of the existing trees and palms, their names and sizes. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of “existing, large desirable trees”. Trees or palms which would be considered good candidates for relocation should be relocated. Equivalent replacement for trees removed to be above minimum site Code requirements.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All tree or palm installation to be in accordance with FPL guidelines. Overhead lines should be placed underground.
4. Signoff plans to be sealed by the Landscape Architect.
5. Additional comments may be made at meeting

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Division: Planning

Member: Tony Longo
954-828-8960

Project Name: D. Casale/New Harbor Lofts

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Comments:

1. Pursuant to 47-18.33 Townhomes, please provide a point by point narrative addressing compliance with access requirements, section 47-20.5D General Design of Parking facilities.
2. Please provide a point by point narrative to show compliance with section 47-25.2 Adequacy Requirements.
3. In addition, pursuant to 47-25.2.6 Adequacy Requirements-Pedestrian Facilities, please provide a point-by-point narrative and show sidewalks along front of property, NE 16th Ct.
4. As described in section 47.20.8.D Signage and pavement markings, please identify directional arrows and markings.
5. Show driveways at east and west of units.
6. Move B-1 Designation label to appropriate location on A.1, property is in RMM-25
7. Label colors and materials on elevations.
8. Contact Harbor Dale Neighborhood Association

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Division: Police

Member: Gary Gorman
954-828-6421

Project Name: D. Casale/New Harbor Lofts

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Comments:

1. Will impact resistant glass be used?
2. Will there be a security fence/gate at the project entry/exit points?
3. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
4. The plans are unclear. Is this a one-way entrance and exit, or is there sufficient space for entry/exit from either access point off SE 16th court?
5. Is there sufficient turn-around or maneuver space between the two (2) buildings?
6. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
7. Is there sufficient common area lighting in order to prevent "Dark spots" for this project?
8. All entry doors and locking devices will have sufficient security rating.
9. Will all overhead garage doors have secondary locking devices?
10. Will each unit have a perimeter security system to include panic buttons for emergency conditions?
11. Is there any consideration being given to third floor emergency escape/evacuation?
12. Is there sufficient guest parking for this project?
13. All landscaping should allow full view of location.

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14. Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: D. Casale/New Harbor Lofts

Case #: 24-R-04

Date: February 24, 2004

Comments:

1. Provide a narrative outlining how the proposed townhouse project complies with section 47-18.33 point by point.
2. Indicate sidewalk on the site plan.
3. Show all sight triangles on the site and landscape plan.
4. Portions of the building encroach into the side yard setback above twenty-two (22) feet pursuant to the requirements of section 47-18.33.B.5.d.
5. Indicate on the elevation plans the location of all roof-mounted equipment pursuant to section 47-19.2.Z.
6. Clearly depicted the required additional five (5) foot setback for twenty-five (25%) of the front facades pursuant to section 47-18.33.B.3.
7. Additional comments may be discussed at the DRC meeting.